



TO: The Honorable Mayor and the City Council

FROM: Ty Livingston, Director of Planning & Community Development

DATE: June 10, 2020

SUBJECT: Petition of Ola Afolabi of G-Inspired Auto Mall for a Special Use to allow for the display/storage of vehicles on property located at 270 S. Main St.

BACKGROUND:

The petitioner here is seeking a Special Use to allow for the display/storage of vehicles connected with his business location directly across Columbia (Silver). In total, this property is designed to accommodate up to an additional 21 vehicles. The petitioner already has a Special Use for his current location but his success there has pushed him to find additional space. Staff is hopeful this is a short-term solution and have started working with the petitioner to identify a larger and more suitable location for his operation.

At their May meeting, the ZBA voted 7-0 to recommend approval of this Special Use with the condition that it would only be permitted for not longer than 6 months from the final approval by the City Council (by the end of December).

RECOMMENDATION: Approval, as presented with the condition that the additional vehicle storage/display area be permitted for a period of not longer than 6 months.

ORDINANCE NO. 4502

**AN ORDINANCE AUTHORIZING A SPECIAL USE
FOR PROPERTY LOCATED AT 270 S. MAIN STREET
IN THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS**

WHEREAS, Olakunle Afolabi (the “Petitioner”) has petitioned for a special use to allow additional and overflow parking and vehicle display for his used car dealership on property zoned “B-3, Business Service District” and located at 270 S. Main Street, as shown and described at "Exhibit A" attached hereto and incorporated herein by reference (which property as so described hereinafter referred to as the "Property"); and

WHEREAS, pursuant to Ordinance No. 4404, the Petitioner currently conducts his used car dealership business on property situated immediately southwest and adjacent to the Property (across Silver Street) and located at 298 S. Main Street, and the proposed special use on the Property would provide such additional and overflow parking and vehicle display sought for his used car dealership business at 298 S. Main Street; and

WHEREAS, after a public hearing pursuant to duly published notice, the East Peoria Zoning Board of Appeals has recommended approval of the proposed Special Use subject to certain conditions hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, THAT:

Section 1. A Special Use to allow additional and overflow parking and vehicle display on the Property from Petitioner’s used car dealership located at 298 S. Main Street is hereby approved through December 31, 2020.

Section 2. The establishment and continuation of the special use hereby authorized is contingent upon continual compliance with all applicable provisions of the City Code and the following special conditions:

1. Petitioner may park and display for sale additional vehicles on the Property within the defined parking areas established on the Property in accordance with a site plan (the “Site Plan”) prepared and submitted by the Petitioner (“Exhibit B”).
2. Not more than twenty-one (21) vehicles may be displayed for sale at any given time on the Property.
3. Petitioner shall immediately cease use of the Property as permitted under this Ordinance at the end of business hours on December 31, 2020.

Upon the violation of or failure to comply with the forgoing conditions or with any provisions of the City Code applicable to the Property or its use, the City Council may, after providing reasonable notice and an opportunity for a hearing, terminate the Special Use hereby approved.

Section 3. This Ordinance is hereby ordered to be published in pamphlet form by the East Peoria City Clerk and said Clerk is ordered to keep at least three (3) copies hereof available for public inspection in the future and in accordance with the Illinois Municipal Code.

Section 4. This Ordinance is in addition to all other ordinances on the subject and shall be construed therewith excepting as to that part in direct conflict with any other ordinance, and in the event of such conflict, the provisions hereof shall govern.

Section 5. This Ordinance shall be in full force and effect from and after its passage, approval and ten (10) day period of publication in the manner provided by law.

PASSED BY THE COUNCIL OF THE CITY OF EAST PEORIA, TAZEWELL COUNTY, ILLINOIS, IN REGULAR AND PUBLIC SESSION THIS _____ DAY OF _____, 2020.

APPROVED:

Mayor

ATTEST:

City Clerk

EXAMINED AND APPROVED:

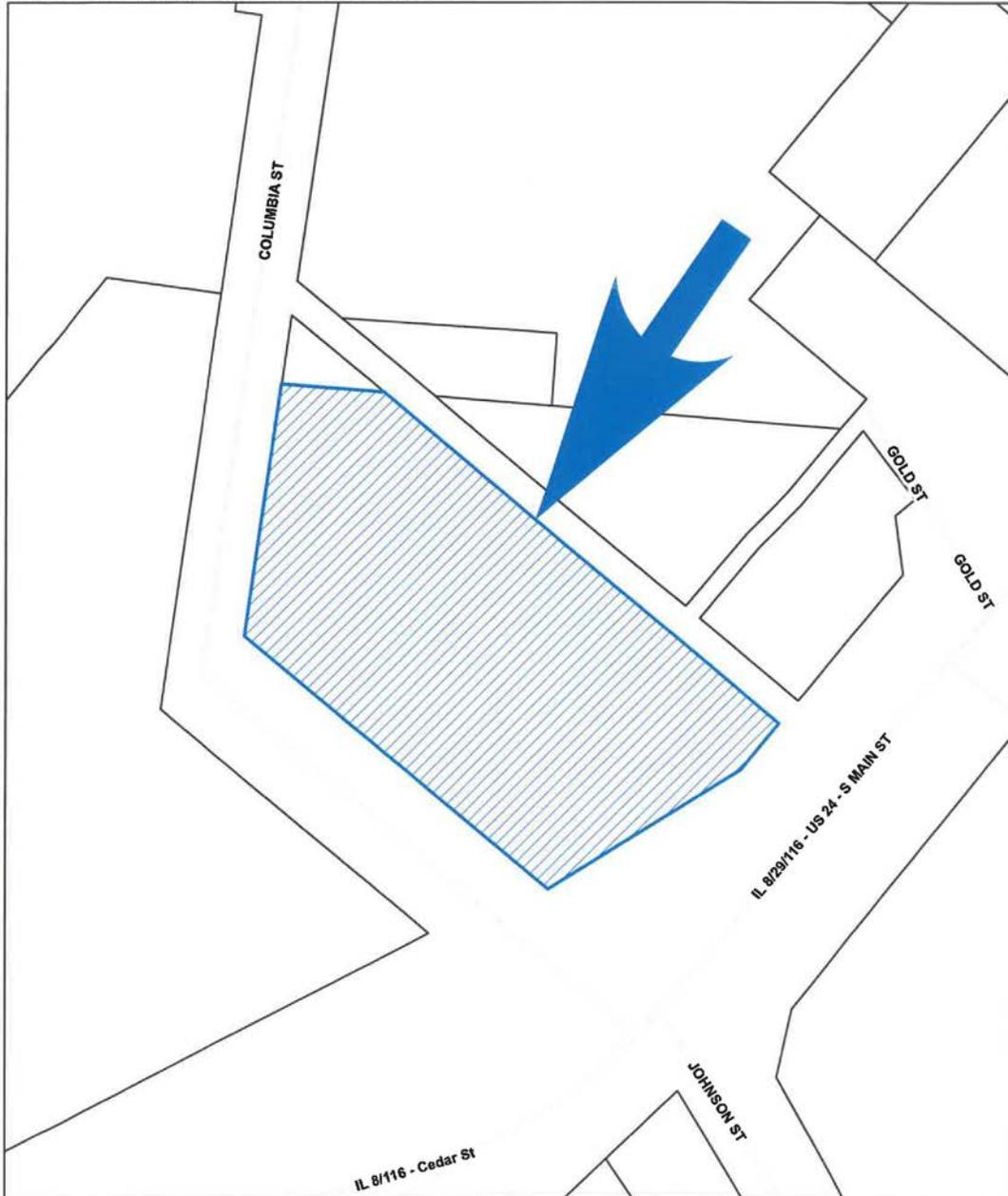
Corporation Counsel

EXHIBIT A (Site Map)

Case 20-SU-10
270 S. Main St.
Ola Afolabi of G-Inspired Auto Mall

Exhibit "A"

Legal Description: P.I.N.: 01-01-32-406-021



**EXHIBIT B
(Site Plan)**

